



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA Wednesday August 10, 2011

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Board of Appeals-Thursday, August 25, 2011 Meeting @ 7:00 PM

Contact

Development Review at 301-600-1134 for preliminary/final plats, and site plan items

- or -

Planning at 301-600-1138 for re-zonings, Ag-preservation, workshops, and public hearing agenda items

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. **MINUTES** **APPROVAL**
2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
4. **CONSENT AGENDA** **APPROVAL**
 - a) **APFO Letter of Understanding (LOU) for -**
Deere Meadows Tract 2 Frederick County Agricultural Complex- Requesting approval of signed LOU under the pre-2009 APFO for a total of 51, 786 sq. ft. of office buildings for a complex of governmental agricultural offices. Located south side of Elmer Derr Road near the Cap Stine Road intersection. Zoned: Agricultural (AG), Adamstown Planning Region, Tax Map 85 / Parcel 84.
File SP07-11, AP #6210(APFO), Ronald Burns
5. **SITE PLANS** **APPROVAL**
 - a) **Mount St. Mary's University Welcome Center at the Grotto-** The applicant is proposing to construct a 7,249 square foot Welcome/Visitor's Center building. Located along Grotto Road, North of St Anthony Road. Zoned: Euclidean Institutional (Ie), Thurmont Planning Region. Tax Map 08 / Parcel 48.
SP84-22, AP 11850, Tolson DeSa
 - b) **T-Mobile-Cell Tower Unipole Putnam Tract-** Applicant is requesting site plan approval to construct a 150' foot tall stealth unipole, with a 25' x 40' fenced equipment enclosure located on a 22.00-acre tract. Located along South Mountain Road, north of Ash Drive. Zoned: Agricultural (AG), Frederick Planning Region. Tax Map 91 / Parcel 9.
SP11-07, AP 11911, Tolson DeSa

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6. TEXT AMENDMENT- PUBLIC HEARING

RECOMMENDATION

- a) Adequate Public Facilities Ordinance (APFO) – Roads and Guidelines: Requesting recommendation to the BOCC concerning draft text amendments to the road adequacy provisions of the APFO (Chapter 1-20 of the Frederick County Code) and associated “Guidelines for the Preparation of Traffic Impact Analyses for Development Applications”. Ronald Burns

7. CITY OF BRUNSWICK PLAN

COMMENTS

- a) Staff will provide an overview of the Draft Brunswick Comprehensive Plan, which is an update of their 2007 Plan. The Commission will be asked to provide any comments that can be forwarded to Brunswick. Staff will also review the process and need to initiate an amendment to the 2010 County Comprehensive Plan.
John Dimitriou

8. WATER AND SEWERAGE PLAN

BRIEFING

- a) Staff will give an overview of the Water and Sewerage Plan, discuss the triennial update of the Plan and highlight proposed changes contained in the Preliminary Draft in preparation for the Planning Commission’s September 14, 2011 public hearing.
Tim Goodfellow

9. PLAN MARYLAND

BRIEFING / COMMENTS

- a) Staff will provide an overview of the Draft Plan Maryland and the comments that will be forwarded to the Maryland Department of Planning.
Eric Soter